

Title	Planning Applications
To:	Planning Control Committee
On:	14 December 2010
By:	Development Manager
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Area Board/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equal Opportunities: Identified in each case.

Human Rights:

All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Development Manager

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT
INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

- 01 **Area Board-Ward:** Bury East **App No.** 52491
- Location:** Bury Grammar Girls School, Bridge Road, Bury, BL9 0HH
Proposal: Extension to Bury Grammar Girls School to provide new lecture theatre and sixth form social area
Recommendation: Refuse **Site Visit:** N
-
-
- 02 **Area Board-Ward:** North Manor **App No.** 53079
- Location:** Melrose, Hawkshaw Lane, Hawkshaw, Bury, BL8 4LD
Proposal: Demolition and replacement of existing dwelling (resubmission of 52310): detached garage/store, waste treatment system and domestic oil store.
Recommendation: Approve with Conditions **Site Visit:** N
-
-
- 03 **Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 53170
- Location:** Former Roach Packing Case Company, Scobell Street, Tottington, Bury BL8 3DT
Proposal: Outline application for residential development all matters reserved
Recommendation: Approve with Conditions **Site Visit:** N
-
-
- 04 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 53184
- Location:** Land at 10 Eight Acre, Whitefield, Manchester, M45 7LW
Proposal: 1 No. detached dwelling
Recommendation: Approve with Conditions **Site Visit:** N
-
-
- 05 **Area Board-Ward:** Bury East - Redvales **App No.** 53186
- Location:** Thumbs Up (Bury), Greenfields, Dumers Lane, Bury, BL9 9UT
Proposal: Demolition of existing warehouse and erection of a research and development and recycling building (Class B2)
Recommendation: Approve with Conditions **Site Visit:** N
-
-
- 06 **Area Board-Ward:** North Manor **App No.** 53199
- Location:** 39 Rowlands Road, Summerseat, Bury, BL9 5NF
Proposal: 1 No. detached dwelling with integral garage; Wall, railings and gates to front
Recommendation: Approve with Conditions **Site Visit:** N
-
-
- 07 **Area Board-Ward:** Prestwich - Sedgley **App No.** 53205
- Location:** 46-48 Bury Old Road, Prestwich, Manchester, M25 0ER
Proposal: Demolition of 2 no. detached dwellings. Construction of new apartment

building comprising of 14 no. apartments with associated underground parking, and amenity space.

Recommendation: Minded to Approve

Site Visit: N

--

08 **Area Board-Ward:** Radcliffe - North **App No.** 53250

Location: 1 Bankfield Close, Ainsworth, Bolton, BL2 5QZ

Proposal: Division of 1 dwelling into 2 dwellings; Two storey extension at side

Recommendation: Approve with Conditions

Site Visit: N

--

09 **Area Board-Ward:** Bury East - Redvales **App No.** 53321

Location: Laburnum House, Wells Street, Bury, BL9 0TU

Proposal: 1 No. detached dwelling (Resubmission of 52716)

Recommendation: Approve with Conditions

Site Visit: N

--

10 **Area Board-Ward:** Bury West - Church **App No.** 53323

Location: 57 Belbeck Street, Bury, BL8 2PX

Proposal: Externally illuminated sign with cover (resubmission)

Recommendation: Approve with Conditions

Site Visit: N

--

11 **Area Board-Ward:** Bury West - Elton **App No.** 53342

Location: Land between St James Avenue and Stewart Street, Bury, BL8 1SU

Proposal: Erection of 2 no. dwellings (resubmission)

Recommendation: Approve with Conditions

Site Visit: N

--